

TOWN COMMISSIONER'S MEETING

CHARLESTOWN, MARYLAND

August 13, 2013

The Town Meeting was called to order by President Robert Gell at 7:00pm. Commissioners present were Renee Capano, Ken Confalone, and Bruce Hechmer. Joseph Letts arrived at 7:12pm, during the Sheriff's report.

Pledge of Allegiance was led by Commissioner Capano

Approval of Minutes: The minutes were not presented for approval

Accounts Payable Review: The accounts payable were presented for review, Commissioner Confalone motioned to approve and Commissioner Hechmer seconded it. Approved 4 - 0

Charlestown Post Office up-date: President Gell presented letters from Barbara Mikulski and the Postmaster General Patrick R. Donahue that states the intention is to reduce the window hours at the Post Office but to allow access to the post office boxes for the full day. After discussion it was decided to send the signed petition to Congressman Harris at the end of August, and to continue to collect signatures to be presented at the public hearing.

Miller Environmental July Report: Mr. Robert Corn stated the monthly water production was 2,862,000 gallons; all routine tests were performed and came back negative. Scheduled and requested maintenance were performed as well as the semi-annual withdrawal report, a copy was included in the Commissioners meeting packet. Mr. Pumpaly asked Mr. Corn to explain about the soda ash compensation. Mr. Corn explained this is a once a year adjustment since the Town and Miller have a guaranteed rate. This compensates for the increase in population and water usage within the Town.

Sheriff's July Report: Sgt. Ron Schmidt presented the July report. Forty patrol shifts were approved and 136 patrol hours used.

Habitats for Humanity: Karen Blandford advised the commissioners that they have purchased 408 Charlestown Place and wish to demolish the current house and rebuild a modest house for a family of modest income. They are in the process of fundraising. The funds come from various sources with various stipulations. One program that they are competing for is a Community Investment Tax Credit plan that is from the State. It requires that that the Town approves of the build. President Gell explained that it does not commit the Town to anything; it just states that "we approve of the project." Commissioner Capano motioned to adopt resolution 2013-04 and Dr. Gell seconded it and all were in favor. Approved 5 – 0.

Ms. Brandford also invited all to the "Build a House BBQ", a fundraising dinner at the Wellwood on Friday, Oct 25 at 6pm. Tickets can be purchased by calling Tara Hyde at 410-398-3399.

WIP Program (Program Milestones Report & Beyond) – URS Engineer Andy Wishart presented grants that the Town may be able to secure and that URS would be willing to help through the application process. There is the Chesapeake Bay Trust Grant and the National fish and wildlife foundation. Commissioner Confalone motioned to request that URS apply for the Technical Assistance grant with the National Fish and wildlife foundation. Commissioner Capano seconded it; all were in favor, approved 5 – 0.

Town Administrator's report:

630 Water Street Property, Mr. Pumpaly stated that the Heating and Air Conditioning system that was installed by the MD. Department of Energy is inadequate for the residence. It was installed when the boys and girls club was using the building but they moved out shortly after it was installed, so it never was used to any extent. Currently, the tenants are finding that there is a temperature difference from first floor to second floor of approximately 10 – 12 degrees. Commissioner Hechmer and Mr. Pumpaly also noticed considerable condensation on the duct work, where mold will grow and cause problems. He received two bids as a result from the bid process. R. Brooks Mechanical quoted \$18,956.15, which is the lowest bid. That bid includes a heat pump on the third floor that would feed down to the second floor and it will operate efficiently. This quote would replace the heating and air conditioning system throughout the house.

Commissioner Capano motioned to accept the R. Brooks Mechanical bid to complete the HVAC work on 630 Water Street. Commissioner Letts seconded it. Approved 4 – 0. Commissioner Hechmer abstained from voting due to having a personal friendship with the owner of R. Brooks Mechanical.

Mr. Pumpaly presented the document from the attorney concerning who owns the land that the St. John's parsonage is on. Commissioner Gell said that the church elders have discussed the issue but have not taken a vote concerning the ownership of the parcel. President Gell stated that a meeting is coming up.

Commissioner Hechmer motioned that if the church doesn't wish to claim ownership of the land the parsonage is on, that the Town should pursue ownership and file the proper documentation. Commissioner Confalone seconded it. President Gell and Commissioner Capano abstained from the vote, 3 were in favor, motioned carried.

Fence for 630 Water Street: Mr. Pumpaly explained that the tenant has requested permission to install a fence on the property. The tenant is suggesting a 4 foot, chain link fence with gates. After discussion, it was decided that if it was in compliance with Planning and Zoning and the Historic District Commission it could move forward.

Commissioner Capano motioned to present the fence permit before the Historic District Commission and the Planning and Zoning Board for review. Commissioner Confalone seconded it. Approved 4 -1, Commissioner Hechmer opposed it citing it unnecessary to go before the Planning and Zoning Board and the Historic District Commission for approval.

Mr. Pumpaly presented the Account Balance Review for Accounts payable and Account receivables.

North East River Marina owes \$1000 over 90 days and that represents the 10 encumbered slips that were built off Caroline Street. It is an annual agreement to pay \$100.per slip. That agreement expired July 31. Mr. Pumpaly presented a picture from

Google earth of the marina and he feels that there may be more than the 10 slips used as reported by the Marina. Mr. Pumpaly said that there will be further discussion a bit later on the agenda.

There was some discussion and Commissioner Confalone commented that he doesn't think we should negotiate a new agreement until everything is paid up to date.

Mr. Pumpaly advised the Commissioners that Water Street properties are up to date in their monthly payments.

Building permit: Mr. Pumpaly stated that we had 9 permits issued and two were for new houses in the Cool Springs development.

Work Orders: Mr. Pumpaly reviewed the work orders and reported 100% completed.

Town Clerk: Mr. Pumpaly stated the town clerk requested to be allowed to attend a training for the for municipal clerks certification. It is a 6 week class that takes place on Fridays, starting on September 13th until October 18th. Commissioner Letts motioned to approve and Commissioner Capano seconded it. All were in favor, approved 5-0.

N.E.R.M. Lease – Encroached Slip - Mr. Pumpaly stated that the lease has expired on July 31st and that it needs to be considered how and if the lease is going to be re-negotiated.

Referring to the picture from Google earth, it looks like there are more boats than are reported.

Mr. Pumpaly said that when the attorney gets back from holiday, Mr. Pumpaly will discuss this with him.

Ice House – Shed portion is completed and it looks very good but we have three sides that need some attention.

Mr. Pumpaly stated that the Ice House is in need of painting on the three sides that have just been repaired. After discussion, it was agreed that the Town Maintenance staff could paint the ice house to protect it until funding could be secured to complete it properly.

Public Comment:

Mr. Joe Drummon asked what benefit the Town would gain by owning the property that the parsonage sits on. He also stated that he doesn't feel that a fence should be erected at 630 Water Street.

Prosper Boudart suggested that concerning the Ice House, "it is in pretty good shape for now." If some grant money could be found, the rest of the Ice house can be completed. He also stated that there are some metal roof panels that are left over and could be sold on e-bay.

Commissioner Confalone motioned to adjourn the meeting at 8:45pm

Respectfully submitted by: Janine Antoshak, town clerk